

Environmental Impact Assessment Fremont Gateway (PLN2012-00243)

DRAFT MITIGATED NEGATIVE DECLARATION

The following proposed project has been reviewed, pursuant to the provisions of Resolution No. 3231, as amended, of the City Council of the City of Fremont for the purpose of determining the likelihood of a significant adverse environmental impact occurring as a result of project completion.

NAME OF PROJECT: Fremont Gateway

PROJECT NO.: PLN2012-00243

DESCRIPTION OF PROJECT: The applicant proposes a rezoning to a Preliminary and Precise Planned District, Vesting Tentative Tract Map 8117, Private Street, a Preliminary Grading Plan, and Street Vacation of excess street right of way of approximately 747 square feet at the Fremont Boulevard/Beard Road intersection to facilitate the development of 63 new residential detached units on 4.6 net acres. The development of the project is proposed in two phases: the first phase would include 45 units to be constructed in 2013; and, the future second phase would include 18 additional units at a time yet to be determined.

LOCATION OF PROJECT: 3800-3858 Beard Road and 34044 Fremont Boulevard, Fremont, CA 94555 (APNs: 543-0336-024-00, 543-0336-023-00, and 543-0336-029-00)

GEOGRAPHIC LOCATION WITHIN CITY:

NAME OF AUTHORIZED AGENT OF APPLICANT: Jim Meek, Tim Lewis Communities

MAILING ADDRESS OF APPLICANT OR AGENT: 3300 Douglas Boulevard, Building 400, Suite 450, Roseville, CA 95661

TYPE OF ENTITLEMENT SOUGHT: Preliminary and Precise Planned District, Vesting Tentative Tract Map 8117, Private Street, a Preliminary Grading Plan, and Street Vacation.

EXPLANATION OF REASONS FOR THE FINDING: A finding is proposed that this project will not have a significant effect on the environment. The proposed project complies with the Fremont Zoning Ordinance development standards and General Plan, and mitigations are incorporated into the project addressing potential significant impacts. The project is an infill development in an urban area that does not displace, destroy, or remove significant natural vegetation, wildlife, or natural resources and the project includes site plan, architectural and use controls in conformance with the City codes and policies, as well as with other responsible agency regulations.

Public Hearing: The Planning Commission is tentatively scheduled to consider a recommendation of the project to the City Council at its January 10, 2013 meeting. A City Council meeting has not been scheduled at this time. Planning Commission and City Council meetings are held in the City Council Chambers at 3300 Capitol Avenue. All environmental documents are available for review at 39550 Liberty Street, Fremont.

Any comments as to whether the draft negative declaration should become final or whether an EIR should be prepared for the project must be submitted within 30 days of the posting of this draft negative declaration. **The comment period begins December 10, 2012 and ends January 10, 2013.**

If this draft mitigated negative declaration becomes final by any approval agency other than the City Council, any person who wishes to protest such final action must do so within ten days of the date it becomes final by the filing of a written

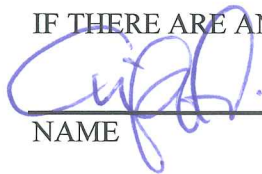
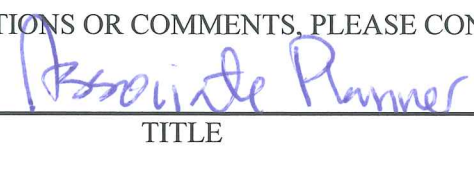
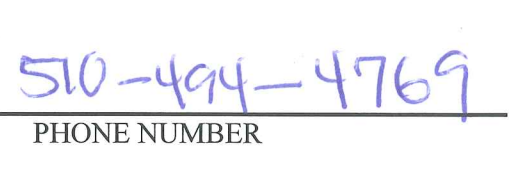
protest with the City Clerk and by payment of the required protest fee. If this draft declaration becomes final by City Council action, any person who disagrees with Council action may seek judicial review.

Posted within the Development Services Center on December 10, 2012.

Notice of Determination to be sent to:

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|--------------------------|---|-------------------------------------|---------------|
| <input type="checkbox"/> | Posting of Notice | <input checked="" type="checkbox"/> | County Clerk |
| <input type="checkbox"/> | Mailed to owners of contiguous property | <input checked="" type="checkbox"/> | Clearinghouse |
| <input type="checkbox"/> | Publish notice | | |

IF THERE ARE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT:

		
NAME	TITLE	PHONE NUMBER